

013.0

0008

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
912,300 / 912,300  
912,300 / 912,300  
912,300 / 912,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18-20		PARKER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	FLIGG JASON &	
Owner 2:	FREEBURGER ERIN M	
Owner 3:		

Street 1: 20 PARKER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LEUNG CHENG-WEN BRUNO -

Owner 2: -

Street 1: 23 KNOULLWOOD LANE

Twn/City: WAYLAND

St/Prov: MA Cntry:

Postal: 01778

## NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	457,500		454,800	912,300		10776
							GIS Ref
							GIS Ref
							Insp Date
							02/21/18

PREVIOUS ASSESSMENT		Parcel ID		Date						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	457,500	0	4,950.	454,800	912,300		Year end	12/23/2021
2021	104	FV	436,700	0	4,950.	454,800	891,500		Year End Roll	12/10/2020
2020	104	FV	436,800	0	4,950.	454,800	891,600		Year End Roll	12/18/2019
2019	104	FV	338,200	0	4,950.	483,200	821,400		Year End Roll	1/3/2019
2018	104	FV	338,200	0	4,950.	352,500	690,700		Year End Roll	12/20/2017
2017	104	FV	317,100	0	4,950.	307,000	624,100		Year End Roll	1/3/2017
2016	104	FV	317,100	0	4,950.	261,500	578,600		Year End	1/4/2016
2015	104	FV	282,400	0	4,950.	255,800	538,200		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
LEUNG CHENG-WEN	1491-78		6/17/2016		700,000
LEUNG GEORGE Y.	1263-152		1/24/2003	Family	1
LEUNG GEORGE Y	1211-157		9/27/1999	Family	99
	991-59		11/1/1984		160,000
				No	No
				Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/29/2019 1723 New Wind 6,435 C												9/22/2021 Mail Update MM Mary M											
												2/21/2018 Meas/Inspect BS Barbara S											
												2/14/2009 Meas/Inspect 372 PATRIOT											
												11/6/1999 Inspected 263 PATRIOT											
												10/4/1999 Mailer Sent 163 PATRIOT											
												8/26/1993 Measured KT											
												Sign: VERIFICATION OF VISIT NOT DATA _____											



USER DEFINED	
Prior Id # 1:	10776
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

